



City of Granite City

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Historical & Architectural Review Commission

Minutes

June 28, 2011

CALL TO ORDER

Chairman Terry Pierce called the meeting of HARC to Order on Tuesday, June 28, 2011, at 5:00 PM.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Henry Gabriel, Eric Hill, and newly appointed Jennifer Flores.
Excused absences: Paula Hagnauer and Kim King.

Also present were: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willlaredt and Jon Ferry, Economic Development Director.

MINUTES & AGENDA

A motion to approve the Minutes from the previous meeting and the Agenda for this evening was made by Henry Gabriel and seconded by Eric Hill. Voice vote. All ayes. Motion carried by unanimous consent.

CHAIR COMMENTS

The Chair thanked those in attendance for coming and introduced Jennifer Flores, newly appointed by Mayor Hagnauer to HARC.

PETITIONER (1): George Crisp
1840 State Street (old Michel's Jewelry Store)
for Cindy's Collectibles (Cindy & Patrick Mc Kinney)
D-2 District

Patrick Mc Kinney introduced himself as spokesman for the owner/Petitioner and stated their Petition is to allow Cindy's Collectibles to move from the 1419 19th Street location to 1840 State Street. He stated the State Street location has twice as much storage area and the glass frontage will provide better exposure.

Mr. Mc Kinney stated their business obtained HARC approval when they petitioned to open Cindy's Collectibles in the Arts and Entertainment District (September 28, 2010). He added, the merchandise will be the same type of merchandise that was presented then.

The Chairman reviewed the Checklist for Details, Requirements and Conditions as follows:

The Days and Hours of Operation limited to: 10:00 AM to 5:00 PM, Tuesday thru Saturday.

Signage allowed: Window sign, the same one that is used at existing business on 19th Street.

Screening required: No.

Adverse affects on public health, safety and welfare? None.

Will there be substantial injury to the value of other property in the neighborhood? No.

Will the proposed use substantially alter the essential character of the district in which it is located? No.

The Zoning Administrator stated the matter of his concern is with the deterioration of the ceramic/glass 23" X 23" tiles in front of the building. Mr. Mc Kinney said he would like to remove the tiles and replace them with some type of stucco. He would also like to replace the awnings in front.

Discussion followed concerning the exterior of the building and the safety issue with the ceramic/glass tiles which are falling away from the building. The Chairman stated he would like to see a "visual" set of plans with use of style and color. The committee concurred.

Jon Ferry asked if the Commission could offer any recommendations, or options, for the owner and the Mc Kinneys to consider. Jennifer Flores stated she would assist by accessing the internet to search for various panels, rather than use of stucco, stating there are easier options with nicer effects to the building.

MOTION by Henry Gabriel and seconded by Terry Pierce to approve relocating Cindy's Collectibles to the new location (1840 State Street) with the stipulation they are to remodel the exterior frontage and the glass tiles are to be removed. They are to return to HARC for approval. Roll Call vote. 2 ayes, 2 noes.

Laura Andrews, Assistant City Attorney, stated this decision is a "no recommendation" to be presented to the City Council for their determination at their next meeting.

MOTION by Eric Hill and seconded by Jennifer Flores for the Petition to *not* be approved until a rendering is presented, and approved by HARC, for the building frontage renovation and the removal of glass (ceramic) tiles. Roll Call vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): Judy Knapp d/b/a REVIVAL

1300 Niedringhaus Avenue

Arts & Entertainment District

Judy Knapp introduced her petition to open a Floral Design, Antiques, Vintage Fashion and Accessories Boutique and displayed two large color photo collages. The first showed the exterior of the building, the color of the painted panel (top of the window frontage) and the proposed flush mount business sign, made of molded plastic. The second collage displayed some of the items at her Edwardsville business location: Antiques, Holiday and Seasonal Décor, Permanent Botanicals, Fresh Florals and Vintage accessories.

The Chairman reviewed the Checklist for Details, Requirements and Conditions as follows:

Days and Hours of Operation limited to: 9:00 AM to 9:00 PM, Monday - Sunday.

Signage allowed: Flush mount channel.

Screening required: No.

Additional Parking required: No.

Additional exterior lighting permitted: If decision for lighting, must not face traffic or people walking.

Adverse affects on public health, safety and welfare? None.

Will there be substantial injury to the value of other property in the neighborhood? No.

Will the proposed use substantially alter the essential character of the district in which it is located? No.

MOTION by Eric Hill and seconded by Jennifer Flores to allow REVIVAL to enter business in the Arts and Entertainment District. Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Jon Ferry, Economic Development Director, presented copies of a brochure from the State of Illinois, Historic Preservation Agency, pertaining to Certified Local Governments (CLU) and the powerful role they play in community historic preservation. Neighboring cities: Alton, Belleville, Collinsville and Edwardsville have already been certified. Belleville has received three grants.

Jon explained the process required to qualify for certification and stated some of the issues have already been established by HARC. Upon certification, Granite City can apply for technical assistance and grant money (funds made available only through CLG). Additional significant benefits include the ability to deny demolitions, identification and designation of historic landmarks which allows property owners to apply for tax credits and gb real estate tax freezes.

MOTION by Eric Hill and seconded by Terry Pierce for HARC's approval to apply for Certification to the State of Illinois Historic Preservation Agency, Certified Local Government Program and asks the Assistant City Attorney to present language to the City Council for approval of a Historic Preservation Ordinance. Voice vote. All ayes. Motion carried.

UNFINISHED BUSINESS

None voiced.

Motion to Adjourn was by Terry Pierce and seconded by Eric Hill. All ayes. Motion carried.

Respectfully submitted by,

Barbara Hankins

Recording Secretary
HARC

Historical Architecture Review Committee
Advisory Report
June 28, 2011

PETITIONER (1): George Crisp for Cindy's Collectibles
1840 State Street

MOTION by Henry Gabriel and seconded by Terry Pierce to allow relocation of business from 1419 19th Street to 1840 State Street with stipulation they are to remodel the exterior frontage and the glass/ceramic tiles to be removed. Zoned D-1 Arts and Entertainment District.

Roll Call Vote:

Terry Pierce	Yes	Eric Hill	No
Henry Gabriel	Yes	Jennifer Flores	No
No recommendation presented.			

MOTION by Eric Hill and seconded by Jennifer Flores for the Petition to *not* be approved until a rendering is presented and approved by HARC for building frontage renovation and removal of glass/ceramic tiles.

Roll Call Vote:

Terry Pierce	Yes	Eric Hill	Yes
Henry Gabriel	Yes	Jennifer Flores	Yes

PETITIONER (2): Judy Knapp d/b/a REVIVAL
1300 Niedringhaus Avenue Zoned D-1 Arts and Entertainment

MOTION by Eric Hill and seconded by Jennifer Flores to allow Petitioner to establish REVIVAL, a Floral, Antique/Vintage Accessories and Holiday/Seasonal retail sales shop.

Roll Call Vote:

Terry Pierce	Yes	Eric Hill	Yes
Henry Gabriel	Yes	Jennifer Flores	Yes

MOTION by Eric Hill and seconded by Terry Pierce for HARC's approval to apply for Certification to the State of Illinois Historic Preservation Agency, Certified Local Government Program and asks the Assistant City Attorney, Laura Andrews, to present language to the City Council for approval of a Historic Preservation Ordinance.

Roll Call Vote:

Terry Pierce	Yes	Eric Hill	Yes
Henry Gabriel	Yes	Jennifer Flores	Yes